



MINUTES OF THE MEETING OF THE PLANNING COMMITTEE ON TUESDAY 21ST DECEMBER 2021 HELD IN THE OLD SCHOOL ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30pm

184/21 PRESENT:

Cllrs Boswell, Gibson, Newton, Robertson, Tippen and Turner (in the Chair). The Clerk, Cllr Burton and one member of the public were also in attendance.

185/21 APOLOGIES:

Cllrs Adam and Stevens had given their apologies.

186/21 APPROVAL OF PREVIOUS MINUTES:

The minutes of the meeting held 7th December 2021 were agreed and signed as a true record.

187/21 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest

Granting of Dispensation

There were no requests for dispensation on any item on this agenda

188/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Member of the public was in attendance for item 189/21 (Staplehurst Transits) application. The Chairman proposed, and all agreed, that this application be brought forward to the beginning of the meeting.

189/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

21/506544/FULL – Staplehurst Transits, Staplehurst Road, Marden

Erection of a two-storey manager's house and a double car barn.

Member of the public had attended a Planning meeting in early 2021 to inform the Council of this intended application and gave a background of the reasoning behind it to all Cllrs in attendance.

Cllrs discussed the application and although they considered that this was a departure from the Marden Neighbourhood Plan, felt that, in principle, they support the application, and although was a new development in the open countryside (contrary to MBC Local Plan Policy SP17) was compatible with Marden Neighbourhood Plan Policies BE1 and E1.

If application were to be approved by Maidstone Borough Council Cllrs would like the applicant to demonstrate sustainability in accordance with BE3, NE3, NE4 and NE5 of the Marden Neighbourhood Plan.

Cllrs would also want it conditioned that it was tied to the business and not to be sold on the open market separately.

19.54 Member of the public left the meeting

21/505543/REM – Land to the North of Howland Road, Marden

Section 73 – Application for Minor Material Amendment to approved plans condition 3

(alteration to design of plots 39 and 40) pursuant to 16/506090/REM for – approval of Reserved Matters following outline application MA/13/1291 for 44 dwellings together with

new access, associated parking, wildlife enhancement area and attenuation pond with access. (Appearance, Landscaping, Layout and Scale being sought).

Noted

21/506224/FULL – Great Thorn Farm, Marden Thorn, Marden

Demolition of existing agricultural building and erection of 2 two-bedroom start homes (as alternative to previous planning permissions for converting the building into dwellings under reference 19/506429/FULL and 17/502436/FULL)

In principle Cllrs had no objection to the replacement barn. However, whilst the size and form are comparable to other dwellings in the vicinity felt that the rooflights were overbearing and would wish to see a softening of the design and possible reduction in number so that they are comparable with the neighbouring dwellings. Therefore, Cllrs felt that this application was currently contrary to MNP Policy BE1.

If Maidstone Borough Council were minded to approve demonstration should be applied to Policy BE3 of Marden Neighbourhood Plan.

21/506348/FULL – 2 Hillside Cottages, Goudhurst Road, Marden

Erection of a two-storey side extension with habitable loft space

No objection.

21/506420/FULL – Little Cornwells, Goudhurst Road, Marden

Erection of a first-floor side extension and two-storey side extension, creation of additional highway access and hard and soft landscaping.

Cllrs recommended refusal in that it was an overlarge and inappropriate development in the open countryside contrary to Maidstone Borough Council Local Plan Policy SP17 and Marden Neighbourhood Plan Policy BE1.

21/506443/SUB – Spencer’s Field, Goudhurst Road, Marden

Submission of Details to Discharge Condition 14 – Landscaping Scheme subject to 17/404395/FULL

Noted

190/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

No applications outside of Marden Parish Council

191/21 MBC DECISIONS & APPEALS

Decisions

Decisions received from Maidstone BC since the last meeting:

21/505551/FULL – 7 Challenger Way

Conversion of garage to gym, including replacement garage door with window

MPC – No objection

MBC – Granted

21/505626/SUB – Stables, Springfield Oast, Goudhurst Road

Submission of details pursuant to condition 2 (details of renewable/low-carbon energy sources), condition 3 (demolition/construction method statement), condition 4 (proposed slab levels and existing site levels), condition 5 (details of materials), condition 7 (hard and soft landscaping) and condition 9 (biodiversity enhancement scheme) of application 20/505101/FULL.

MPC – requested further information (not received)

MBC – Split decision: Approved Conditions 3, 4 and 5. Refused Conditions 2, 7 and 9.

21/505654/FULL – Parkfield House, Hunton Road

Replacement front porch and internal alterations

MPC – no objection

MBC – Granted

Decisions outside Marden Parish

No decisions received for applications outside of the parish.

Appeals

No appeals received

MBC Planning Committee

The next MBC Planning Committee meeting is scheduled for 20th January 2022.

192/21 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan – Regulation 19**

No further information had been received following the closing date of Regulation 19 consultation.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

Next Meeting 11th January 2022.

Landscaping at Vicarage Fields

No updates received.

MBC Housing Survey 2021-2026 – closing date 31st December 2021

This item had been deferred from Full Council on 14th December. Cllrs reviewed the document and survey and completed it at the meeting. The Clerk would send in the response prior to the closing date.

193/21 MARDEN NEIGHBOURHOOD PLAN

Meeting scheduled for 15th January 2022.

194/21 INVOICES FOR PAYMENT:**Electronic Payments**

The following invoices were submitted to the meeting:

HMRC – December PAYE/NIC - £1,713.20

Kent County Supplies – Photocopier Rental - £113.74

Purchase Power – Admin costs - £6.00

Castle Water – Cemetery Water supply - £51.66

Pitney Bowes – Franking Machine rental - £15.54

Alison Hooker – Xmas supplies - £29.19

Total: £1929.33

Cllrs agreed invoices and Cllrs Boswell and Turner would authorise payments on Unity.

The Chairman then read out the following statement:

I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:

195/21 ENFORCEMENT**New/Reported Alleged Enforcement****MBC Update on Enforcement**

There were no new or updated enforcement.

There being no further business the meeting closed at 21.14

Date: 4th January 2022

Signed: *Cllr Andrew Turner*

Chairman, Marden Planning Committee

Marden Parish Council, Parish Office, Goudhurst Road

Marden

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